

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2005B-C Round

PROJECT NAME: Brokenburr Phase IIA

SITE LOCATION: Raymond and Perkins
Indianapolis, IN 46203
Marion COUNTY

PROJECT TYPE: NC

APPLICANT/OWNER: BRIndy-II, LP
Peter Levavi
666 Dundee Road
Suite 1102
Northbrook, IL 60062
(847) 562-9400

PRINCIPALS: BRIndy-II, LLC,
David Brint & Richard Richman

OF UNITS AT EACH SET ASIDE:

60% of AMI: 3
50% of AMI: 22
40% of AMI: 10
30% of AMI: 18
Market Rate: 7

UNIT MIX

Efficiency: 0
One bedroom: 8
Two bedroom: 27
Three bedroom: 19
Four bedroom: 6
Total units: 60

TOTAL PROJECTED COSTS: \$9,906,921.00 **COST PER UNIT:** \$165,115.00

RHTCs REQUESTED: \$458,729.00 **RHTCs RECOMMENDED:** \$458,729.00

HOME FUNDS REQUESTED: \$0.00 **HOME FUNDS RECOMMENDED:** \$0.00

TRUST FUNDS REQUESTED: \$0.00 **TRUST FUNDS RECOMMENDED:** \$0.00

APPLICANT NUMBER: 2005B-C-004

BIN: IN-05-03100 **HOME FUNDS AWARD #:**

TRUST FUNDS AWARD#:

SET ASIDE:

COMMENTS: Brokenburr Phase IIA is the second phase of rental development to be built on the site of the former Brokenburr Trails public housing development. Ammenities include a management office/communtiy center, swimming pool, tennis courts and a park.

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2005B-C Round

PROJECT NAME: Heron Preserve Apartments II

SITE LOCATION: County Road 300 North
Warsaw, IN 46580
Kosciusko COUNTY

PROJECT TYPE: NC

APPLICANT/OWNER: RealAmerica Development, LLC
Ronda Shrewsbury
706 Pro Med Lane, Suite 210
Carmel, IN 46032
(317) 815-5929

PRINCIPALS: Heron Preserve Apartments II, LLC,
City Securities Corp.

OF UNITS AT EACH SET ASIDE:

60% of AMI: 2
50% of AMI: 18
40% of AMI: 8
30% of AMI: 2
Market Rate: 5

UNIT MIX

Efficiency: 0
One bedroom: 6
Two bedroom: 16
Three bedroom: 10
Four bedroom: 3
Total units: 35

TOTAL PROJECTED COSTS:	\$2,921,549.00	COST PER UNIT:	\$81,330.00
RHTCs REQUESTED:	\$191,276.00	RHTCs RECOMMENDED:	\$191,276.00
HOME FUNDS REQUESTED:	\$0.00	HOME FUNDS RECOMMENDED:	\$0.00
TRUST FUNDS REQUESTED:	\$0.00	TRUST FUNDS RECOMMENDED:	\$0.00
APPLICANT NUMBER:	2005B-C-008		
BIN:	IN-05-03000	HOME FUNDS AWARD #:	
TRUST FUNDS AWARD#:			
SET ASIDE:			

COMMENTS: The Development will be bordered to the west by a heavily wooded 28-acre nature preserve. The shared playground and recreation area of the first phase will be located closest to the preserve providing a tranquil and peaceful park like setting.

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2005B-C Round

PROJECT NAME: Cherry Tree Court Apartments

SITE LOCATION: Bussard Road
Washington, IN 47501
Daviess COUNTY

PROJECT TYPE: NC

APPLICANT/OWNER: Triple S Development, LLC
Patricia L. Keller
576 Geiger Drive, Suite C
Roanoke, IN 46783
(260) 672-3706

PRINCIPALS: Cherry Tree Court, LLC,
Great Lakes Capital Fund

OF UNITS AT EACH SET ASIDE:

60% of AMI: 3
50% of AMI: 40
40% of AMI: 17
30% of AMI: 9
Market Rate: 9

UNIT MIX

Efficiency: 0
One bedroom: 6
Two bedroom: 37
Three bedroom: 25
Four bedroom: 10
Total units: 78

TOTAL PROJECTED COSTS: \$6,125,236.00 **COST PER UNIT:** \$75,498.00

RHTCs REQUESTED: \$425,593.00 **RHTCs RECOMMENDED:** \$425,593.00

HOME FUNDS REQUESTED: \$0.00 **HOME FUNDS RECOMMENDED:** \$0.00

TRUST FUNDS REQUESTED: \$0.00 **TRUST FUNDS RECOMMENDED:** \$0.00

APPLICANT NUMBER: 2005B-C-005

BIN: IN-05-02900 **HOME FUNDS AWARD #:**

TRUST FUNDS AWARD#:

SET ASIDE:

COMMENTS: All units are duplexes and include a one car attached garage for each unit. A minimum of one cherry tree will be planted in the yard area of each unit. There are no other tax credit developments in the City of Washington.